

Town of Franklin



Planning Board

April 13, 2020 Meeting Minutes

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:07 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power. Members absent: None. Also present: Michael Maglio, Town Engineer; Bryan Taberner, Director Planning and Community Development; Amy Love, Planner.

7:00 PM **Commencement/General Business**

As stated on the agenda, Chair Padula reviewed that due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda; he read aloud the provided Zoom platform call-in phone number and the Zoom link. He stated that three of the public hearings on tonight's agenda will be continued to May 4, 2020.

A. 81-P ANR: Spring Street

Mr. Byron Andrews of Andrewes Survey & Engineering, Inc., representing Lewis Street Realty, LLC, stated that the ANR Plan is to combine three existing parcels into one parcel; all three parcels are under the same ownership. He reviewed the provided map and explained the parcel locations. He stated that currently only the parcel on Spring Street is a buildable parcel, but when combined, the entire parcel will be buildable. He stated the parcel sizes were approximately 24 acres, 10 acres, and 14 acres. He reviewed the location of the solar farm.

Chair Padula stated the lots were being combined so they equal the acreage on the solar farm.

Motion to Allow Chair Padula to Sign the 81-P for Spring Street. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Initial*
Zoning Bylaw Amendment 20-853
Zoning Map Amendment
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Taberner stated this zoning bylaw amendment is for a zoning map change; this is one of many being worked on as part of a multi-year project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the Zoning District line is moved so each parcel is only in one zoning district. He discussed the provided diagram with two maps: one showing the

current zoning and one showing the proposed Zoning Map changes. He reviewed the provided list of parcels proposed for rezoning. He stated this is a request for a recommendation to the Town Council.

Mr. Halligan asked if any of the changes make any of the parcels more restrictive regarding uses and/or setbacks. Mr. Taberner stated no owner will be able to do less than they can now; no development rights are being taken away.

Motion to Recommend Zoning Bylaw Amendment 20-853: Zoning Map Amendment, to the Town Council. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
94 East Central Street – Multi-Family
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Motion to Continue the public hearing for 94 East Central Street – Multi-Family, Special Permit & Site Plan, to May 4, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Initial*
176-210 Grove Street
Site Plan
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Continue the public hearing for 176-210 Grove Street, Site Plan, to May 4, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
160 Grove Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Motion to Continue the public hearing for 160 Grove Street, Special Permit & Site Plan, to May 4, 2020. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:25 PM.

Respectfully submitted,

Judith Lizardi, AL
Recording Secretary

******Approved at the April 27, 2020 Planning Board Meeting***